

CITY OF COACHELLA

Development Services Department



1515 Sixth Street
Coachella CA 92236
(760) 398-3102
(760) 398-5421 Fax

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title/Location: Bejarano Cannabis Cultivation Project located on 10.01 acres of vacant land located at along Harrison Street (APN #603-290-020 and 603-290-021) in the City of Coachella.

Project Description:

Bejarano proposes the development of a cannabis cultivation facility on a 10.01-acre site in the City of Coachella, Riverside County, California. Bejarano, the Applicant, proposes two buildings inclusive of greenhouses and a dedicated Administration and Facility building designed to facilitate the cultivation and processing of medicinal marijuana. The application for the cannabis cultivation facility requires the approval of a Conditional Use Permit (CUP) in the M-W (Wrecking Yard) zone, the zone within which the project is located. The project will construct 2 buildings total. The Headhouse building will be 2-stories, totaling 53,244 square feet (SF) in size, while the Cultivation Building will be 1-story totaling 172,461 SF in size. The total building area will be 225,705 SF. The project will provide a total of 291 parking spaces, which is greater than the 256 parking spaces required by the City for the project as proposed. The project includes a 52,131 SF retention basin that will collect runoff from the project site, which will be located directly on the eastern boundary of the site.

An Environmental Initial Study recommending the adoption of a Mitigated Negative Declaration was prepared and distributed to responsible agencies for review and comment pursuant to the guidelines of the California Environmental Quality Act (CEQA). A 30-day public review period for the Mitigated Negative Declaration will commence on September 19, 2020 and will end on October 19, 2020 for interested and concerned individuals and public agencies to submit written comments on the documents. Any written comments on the Mitigated Negative Declaration must be received within the public review period.

The Planning Commission will hold a public hearing to consider the proposed project on a date to be determined later in the City Council Chambers, 1515 6th Street, Coachella, CA 92236. The public will be notified of this hearing at a later date.

Since the State has issued an Executive Order during the threat of COVID-19 and the City facilities are closed to visitors; a copy of the Initial Study may be obtained by contacting Tom Dodson & Associates at (909) 882-3612 or on the City's website at <https://www.coachella.org/services/document-central/-folder-150>.



The proposed project site is not contained on the Hazardous Waste and Substances Site lists compiled pursuant to Section 65962.5 of the California Government Code.